

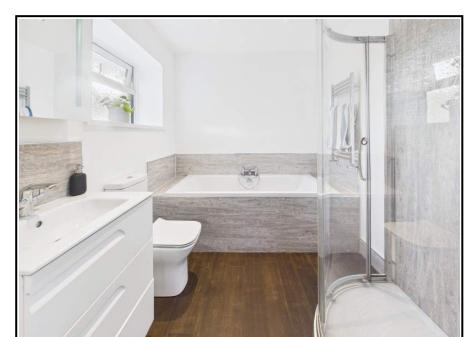


Heol Yr Efail  
Cardiff  
CF14

POA



- Very spacious and extended 4 double bed family home
- Superb and stylish kitchen/dining/family room
- Large front reception room
- Ground floor bedroom 4 with en-suite shower room/wetroom wc
- Bedroom 1 with dressing room and fitted wardrobes
- 2 further excellent size double bedrooms to 1st floor
- Modern family bath/shower room
- Beautifully presented and maintained throughout
- Fully landscaped rear garden with large paved terrace
- First class Welsh and English school catchments



**Ref: PRA53763**

Viewing Instructions: Strictly By Appointment Only

## General Description

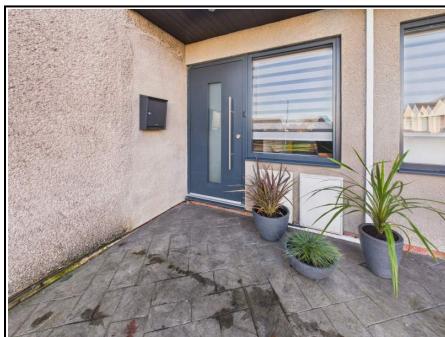
\*A beautifully presented and extended 4 double bedroom end-link family sized home in Rhiwbina\* Edwards and Co are delighted to offer for sale this fabulously proportioned and very stylish home located within easy reach of Rhiwbina Village centre and all the wonderful local amenities the area has to offer. The property has been comprehensively extended and improved in it's recent history and offers over 1600 sq. feet of internal living space together with ample driveway parking and a very private, westerly facing and landscaped rear garden.

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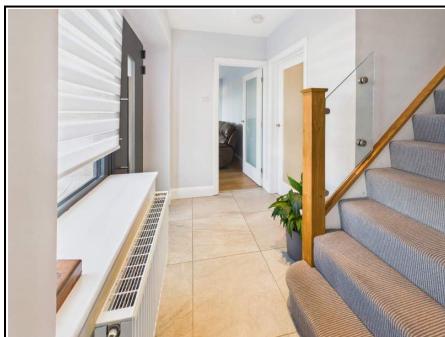
### Driveway

A generously proportioned imprinted press-crete driveway with ample parking spaces and metal gate access to rear garden to side. Wall mounted EV charging point.



### Covered Entrance

Covered storm porch providing access to the property via the contemporary front door with large window. Outside mail box.



### Entrance Hallway

This bright and welcoming entrance hallway features a spacious layout with a combination of tiled and carpeted areas. Natural light floods the space through a large window, creating an airy atmosphere. The area includes a central staircase leading to the upper level, and the walls are painted in neutral tones, enhancing the sense of space. The entrance is easily accessible and connects smoothly to other parts of the property.



### Front Reception Room

A very well proportioned and inviting reception room that features a spacious layout with ample natural light flowing in from a large window. The walls are painted in a light shade, enhancing the sense of openness and brightness. The flooring is finished in a warm wood tone, contributing to a modern aesthetic. The room offers versatility in its use, suitable for a variety of living arrangements or purposes.



## Bedroom 4/Home Office

Bedroom 4/Home Office room features a spacious layout with ample natural light streaming through a well-positioned window. The flooring is comprised of large, neutral tiles, providing a clean and contemporary aesthetic. The walls are finished in a bright, understated colour, enhancing the sense of openness. The design offers flexibility for various uses, making it suitable for a variety of purposes. A sliding door provides access to the en-suite shower room/wc. This room would make an ideal guest room if required.



## Shower Room/Wc

This modern en-suite shower room/wetroom features a clean, contemporary design with white tiled walls and flooring, contributing to a bright and airy atmosphere. The layout includes a window that allows natural light to flood the space. The room has a sleek, minimalist aesthetic, with a focus on functionality and style. The installation of a towel rail radiator provides convenience, and the overall neutral colour palette creates a versatile backdrop suitable for various decorative themes. A shower curtain divides the wc area to the walk-in wetroom shower.



## Kitchen/Dining/Family Room

The stylish, very spacious and extended open-plan kitchen and living areas feature an abundance of natural light, thanks to large windows and bi-folding doors that provide access to the outdoor space. The layout promotes a seamless flow between the kitchen, dining, and family room areas, making it ideal for entertaining and family gatherings. The room is finished with contemporary flooring, contributing to a modern ambiance. Overall, the area is thoughtfully designed for both functionality and comfort.



## Kitchen/Breakfast Area

The stylish Keller kitchen features a spacious layout with a large island that serves as a central focal point with breakfast-bar style seating area. The cabinetry is sleek and contemporary, providing ample storage. The work surfaces are porcelain with a distressed 'stone' aesthetic and there are ample integrated appliances including fridge freezer and dishwasher. The room boasts natural light, enhancing the open atmosphere. Large windows allow views of the garden, contributing to a bright and airy environment. The flooring is tiled, adding a polished finish to the space. Overall, this kitchen is designed for both functionality and style.



## Dining Area

This spacious dining area features large windows that provide abundant natural light and a view of the garden. The room is designed with a modern, open layout, enhancing the sense of space. The flooring consists of sleek, neutral tiles, contributing to a contemporary aesthetic. Access to the outdoor area is granted through modern bi-folding doors, creating a seamless transition from indoors to outdoors.



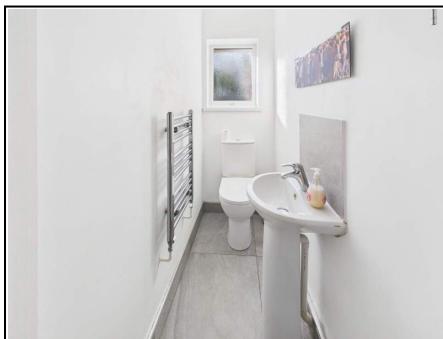
## Family Room

The elegantly designed living space features a bright and airy atmosphere, enhanced by large bi-folding glass doors that provide direct access to the outdoor area. The room boasts ample natural light, creating a welcoming environment. The flooring is composed of stylish tiles, contributing to the modern aesthetic. The neutral colour palette throughout adds a sense of spaciousness and versatility to the space, making it suitable for various decor styles.



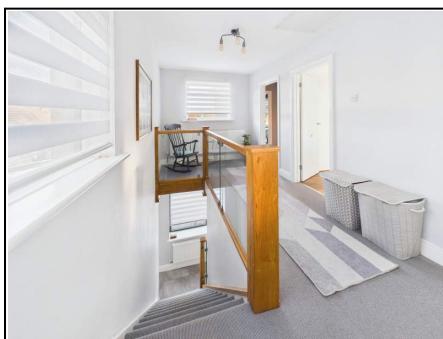
## Utility Room

This utility room features a functional layout with ample cabinetry for storage. The space benefits from natural light, streaming in through the door that leads to the exterior. The flooring is a modern tile, blending style and practicality. The room is designed to accommodate essential household tasks, ensuring efficiency and ease of use. The colour scheme is neutral, providing a fresh and clean atmosphere. Wall mounted combi-boiler.



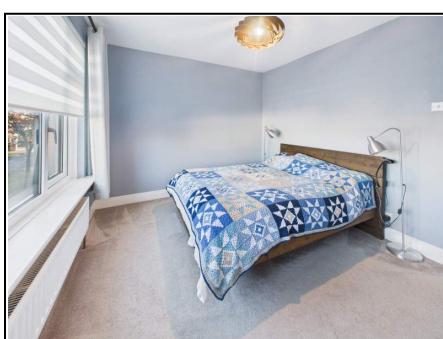
## Ground Floor WC

Modern ground floor wc facility with access from the utility room. Close coupled wc, wash hand basin and wall mounted towel rail radiator.



## First Floor Landing

An extremely spacious first floor landing area providing access to all bedrooms and family bath/shower room. Modern decor and 2 large windows to front and side aspect. Loft access hatch.



## Bedroom 1 with Dressing Room

A spacious double bedroom with large window overlooking the front aspect and doorway to an excellent size dressing room with fitted wardrobes. Modern decor and carpeted floors.



## Bedroom 1

Second angle as described.



## Dressing Room

Spacious 'walk-in' dressing area with floor to ceiling fitted wardrobes and carpeted flooring. Door to bedroom 1 and first floor landing.

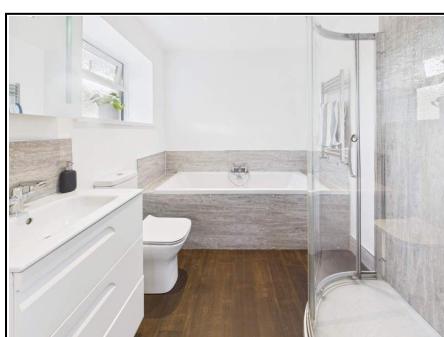


## Bedroom 2

This well-lit double bedroom features a neutral colour palette, creating a calm and inviting atmosphere. Large windows overlooking the rear aspect allow natural light to fill the space, enhancing the overall brightness. The flooring is a warm, wood-like finish, contributing to the room's homely feel. The walls are subtly decorated, providing a versatile backdrop for any personal touches. Ample space for bedroom furniture and wardrobe storage.

## Bedroom 3

Another excellent size double bedroom with modern decor and large window overlooking the rear garden. Photos and 360 tour imagery to follow.



## Bath/Shower Room

A very stylish and modern bathroom that features a spacious layout with a combination of a bath and a separate shower area. The walls are complemented with stylish tiling that adds a contemporary touch. Natural light floods the space through a strategically placed window, enhancing the overall ambience. The flooring is sleek and provides a warm contrast to the bathroom's light colour scheme.



## Rear Garden

The property offers a well proportioned and beautifully landscaped rear garden with large paved outside entertaining area plus utility space and garden shed storage. The very private and enclosed area enjoys a westerly facing aspect with well defined boundaries.



## Paved Terrace

Extensively paved outdoor seating/entertaining area with low maintenance slate borders. Bi-folding doors open out from the family and dining areas onto the paving.



## Decked Terrace

An additional decked terrace seating area looking back towards the property.



## Garden Shed/Storage

Garden shed with pent roof offering additional garden storage.

## Agents Opinion

This fabulous property certainly has the 'wow' factor. The current owners have extensively modernised, re-modelled and extended the property to a very high standard in its very recent history. The property offers exceptionally sized accommodation compared to many of its similarly priced peers, with over 1600 square feet of internal living space and therefore offers exceptional value for money in today's market. The property must be viewed internally to be fully appreciated.

## Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

## Anti Money Laundering

**MONEY LAUNDERING REGULATIONS:** All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:63

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band F

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Approximate total area<sup>(1)</sup>  
1669 ft<sup>2</sup>  
154.9 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C Standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	<b>A</b>	
(81-91)	<b>B</b>	83
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	63
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.